



2 Fallowfield, Leebotwood, Church Stretton, SY6 6LT

Shrewsbury & Country House Sales

**MILLER
EVANS**

2 Fallowfield, Leebotwood, Church Stretton, SY6 6LT

£215,000

Freehold

- Well appointed spacious bungalow residence
- Two good sized bedrooms and shower room
- Living room, dining room and kitchen
- Garage with adjoining utility
- Good sized easily maintained enclosed rear garden
- Driveway providing ample parking
- Delightful village setting



A well appointed two bedroom semi-detached bungalow briefly comprising; entrance hall, spacious lounge, separate dining room, fitted kitchen, two good-sized bedrooms, and a modern shower room. The bungalow further benefits from oil-fired central heating and double glazing throughout. Externally, there is ample off-road parking together with a good-sized garage and adjoining utility room, providing excellent storage and practical workspace. To the rear, the property enjoys a charming, attractively landscaped garden.

The property is situated in a delightful village setting, in the picturesque village of Leebotwood, nestled within the heart of the Shropshire Hills, enjoying a peaceful rural setting surrounded by beautiful countryside. The village offers a strong sense of community, a popular village pub, and excellent access to walking and outdoor pursuits, whilst being conveniently located just a short drive from the market town of Church Stretton and the county town of Shrewsbury.

This appealing home is offered in excellent order throughout and will be of interest to those seeking a comfortable and easily managed property in one of Shropshire's most desirable rural locations.



ENTRANCE HALL
2'9" x 6'7"

LIVING ROOM
14'10" x 12'0"

DINING ROOM
10'5" x 8'4"

KITCHEN
10'8" x 12'2"
Fitted with a range of matching wall and base units
Door to garden

BEDROOM 1
11'9" x 10'9"

BEDROOM 2
12'5" x 8'6"

SHOWER ROOM
6'7" x 5'7"
Shower cubicle
Wash hand basin, wc

GARDENS

GARAGE
19'3" x 10'10"

ADJOINING UTILITY
9'11" x 4'0"

The property is approached over spacious driveway providing parking and leading to the garage.

Easily maintained Rear Garden with paved terrace providing a pleasant space for relaxation and outdoor enjoyment.



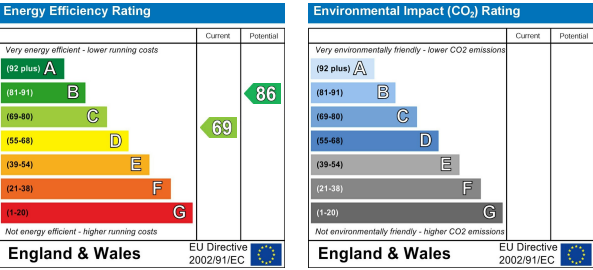
HOW TO GET THERE

From Shrewsbury proceed on the A49 to Leebotwood and continue through the village. Turn right into Station Road (shortly before the Pound public house) and then turn left into Fallowfields, where the property will be found.

Floor Plan



Total area: approx. 1058.7 sq. feet



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Some images may have been enhanced. This property may be subject to additional management service charges.

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DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 900

FIND OUR PROPERTIES ON:

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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